

**A G E N D A**  
**BOARD OF ZONING APPEALS**

**September 7, 2000 - 7:30 p.m.**  
**James City County Government Complex**  
**Board Room, Building C**

1. ROLL CALL
2. MINUTES: Meeting of August 3, 2000
3. OLD BUSINESS
4. NEW BUSINESS

**A. Case No. ZA-13-00           .1409 Jamestown Road**

Mr. and Mrs. Glendell Haynes, property owners, have requested a variance to Section 24-238(b), Yard regulations, of the James City County Zoning Ordinance for the continued placement of an existing two-story detached garage at 1409 Jamestown Road. The garage currently encroaches approximately 2.3 feet into the rear yard setback. The property is located in the R-1, Limited Residential Zoning District, and can be further identified as Parcel No. (4-16-A) on James City County Real Estate Tax Map No. (48-1).

**B. Case No. ZA-14-00           .7641 Beechwood Drive**

Mr. Charles H. Mihalcoe is requesting a fifteen (15) foot reduction to the fifty (50) foot front setback requirement of Section 24-215, setback requirements, of the James City County Code. The requested variance is to allow the placement of a new dwelling to use the existing septic system. The property is located at 7641 Beechwood Drive in the A-1, General Agricultural, zoning district. The property is further identified as Parcel No. (4-21) on James City County Real Estate Tax Map No. (9-3).

**C. Case No. ZA-15-00           .5601-5609 Richmond Road. Ewell Station Shopping Center**

Mr. Peter L. Paluzsay of Ewell Station, Inc., is appealing the Zoning Administrator's interpretation of Sectiond 24-156 and 24-157 of the James City County Code as applied to the site plan for Ewell Station Shopping Center. The Zoning Administrator has determined that portions of the shopping center, which were approved under the original site plan but not constructed to date, no longer have site plan approval as that site plan has expired. The property is further identified as Parcel Nos. (1-2) and (1-2B) on James City County Tax Map No. (33-3).

5. MATTERS OF SPECIAL PRIVILEGE
6. ADJOURNMENT